

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**March 5, 2015**



**RP15-07: proposed Replat of Lot 12 in Block 8 of the Oak Terrace Addition**

**SIZE AND LOCATION:** 0.334 acres of land at the east corner of Foch and Nagle Streets currently addressed as 311 Foch Street

**EXISTING LAND USE:** single-family residential

**ZONING:** Residential District – 5,000 (RD-5)

**APPLICANT(S):** Craig Steed

**AGENT:** Brad Kerr, Kerr Surveying

**STAFF CONTACT:** Matthew Hilgemeier, Staff Planner



**BACKGROUND AND RECOMMENDATION:**

With this replat, the property owner, Mr. Craig Steed, is proposing to replat Lot 12 in Block 8 of the Oak Terrace Addition into 2 lots. Each of the newly created lots will exceed the minimum 5,000 square foot lot size requirement for lots zoned Residential District 5,000 (RD-5).

The proposed replat will allow the owners to develop the newly created lot for residential purposes. Parkland dedication and development fees for one lot totaling \$520 are required with this replat.

The proposed replat conforms to all applicable requirements of the City of Bryan Code of Ordinances. The Site Development Review Committee and staff recommend approving this proposed replat.